

C.6

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: July 19, 2005

SUBJECT: **APPROVAL OF AWARD OF BID – LEARY WAY SHOP SITE, PROJECT NO. 03-CI-53/100109**

I. RECOMMENDED ACTION

Move to approve the award of bid for the Leary Way Shop Site, Project No. 03-CI-53/100109, to the low bidder, Nuprecon, Inc., of Snoqualmie, Washington, for the amount bid of \$133,660.80, and authorize the Mayor to sign the contract.

II. DEPARTMENT CONTACT PERSONS

Dave Rhodes, Director of Public Works	556-2705
Bill Campbell, City Engineer/Assistant Director of Public Works	556-2733
Ron Grant, Construction Division Manager	556-2742
Lisa Singer, Project Manager	556-2726

III. DESCRIPTION

Summary

The Old King County Shop Site is located at 7733 Leary Way, on the south side of the railroad tracks. For clarity in this memo and in the contract, the site is now called the Leary Way Shop Site. The City purchased the Leary Way Shop Site from King County in 2003. Because of its age and former activities, the site has hazardous materials and contamination in both the buildings and the soil. Vagrancy has also been a problem at the site.

This contract will abate the hazardous materials in the facilities, remove all the buildings on the site, and clean up site debris and overgrown brush. Even though herons have not nested at the site this season, the demolition work will be performed outside the heron nesting season. The elements that will be left in place after this contract is complete include the private fencing on the west end of the site, and the

concrete and asphalt paving. Future contract(s) will handle the pavement removal and soil contamination clean up after the City determines the future development for the site.

Background

Since 1928, King County Transportation owned and used the shop site as a maintenance/material testing facility and plant nursery. King County surplused the property and, after several years of negotiation, the City purchased the property from the County on October 24, 2003 for \$1.37 million.

The property is actually two parcels located on both sides of 162nd Avenue NE road right-of-way which runs through the site. Some buildings that will be removed are located not on the Shop Site property, but in road right-of-way to the north of the Site's property boundary, and south of the Burlington Northern Santa Fe rail corridor.

As part of the negotiations for the property, Phase I and II environmental assessments were performed, and mitigation/clean up costs were estimated. The property was purchased "as-is" with the City taking responsibility for on-site clean up as necessary. The environmental reports identified hazardous materials in the building structures, and below-ground contamination mostly as a result of fuel spills and chemicals that were used.

Since the site is unoccupied and has little visibility from the roadway, over the years the site has become a common area for transient activity, which resulted in a building fire on May 20, 2003. Because of this, the City desired to remove the dilapidated buildings and fencing in order to visually open up the site to deter vagrancy, and to provide for easier maintenance. The clean up of below-ground contamination will be deferred until after plans are made for the use of the property.

In August 2004, the City hired GeoEngineers to provide environmental services needed to assess the contamination to a level required to prepare demolition documents. An underground storage tank was removed and utilities were disconnected in preparation for the demolition activities.

The adjacent wooded area is a known nesting spot for herons, although no herons have nested there in the past several years. In preparation for the demolition, the City hired a consultant to observe the area for signs of nesting this year, and no nests were found. Demolition activities will be taking place outside the nesting season.

Bid Results

The project was advertised in the Seattle Daily Journal of Commerce on June 8 and 15, 2005. The City Clerk received bids until 2:00 pm on June 30, 2005. Seven bids were received:

Nuprecon, Inc.	Snoqualmie, Wa	\$133,660.80
Anderson Environmental Contracting	Kelso, Wa	\$167,552.00
J. Harper Contractors, Inc.	Maple Valley, Wa	\$169,728.00
Wyser Construction, Inc.	Bothell, Wa	\$186,048.00
Rivers Edge Services, Inc.	Kent, Wa	\$186,514.16
DMSL Construction, Inc.	Arlington, Wa	\$222,060.80
Environmental Quality Management	Lynnwood, Wa	\$293,308.66
<i>Engineer's Estimate</i>		<i>\$255,680.00</i>

All bidders' unit prices, extensions, and additions have been checked for accuracy and for unbalanced bid items.

Staff recommends award to Nuprecon, Inc., the low and responsible bidder. They have performed satisfactory work for the City of Redmond over the past several years.

IV. **IMPACT**

A. Service Delivery:

This project will abate hazardous materials in the buildings, demolish the dilapidated buildings, and perform general debris clean up.

B. Fiscal:

Project Costs

Design:

Consultant (GeoEngineers)	\$35,000
City Administration	5,000

Demolition:

Construction Contract	133,661
Underground Storage Tank Removal	4,000
PSE Facilities Removal	3,170
Verizon Facilities Removal	4,000
City Administration	10,000
Testing Lab	20,000
Misc.	<u>25,000</u>

Total	\$239,831
-------	-----------

Project Funding
Transportation CIP

\$239,831

V. **ALTERNATIVES**

Council could choose to not award the contract, however this action would stop the project from advancing toward demolition of the facilities.

VI. **TIME CONSTRAINTS**

Award must be within 45 days of the bid opening or the contractors may withdraw their bids.

Abatement and Demolition

September - December 2005

VII. **ATTACHMENTS**

A. Vicinity Map

William J. Campbell for

David Rhodes, Director of Public Works

7/8/05

Date

Approved for Council Agenda

s/s

Rosemarie Ives, Mayor

7/8/05

Date

LEARY WAY SHOP SITE.....ATTACHMENT A

